After Recording, Return to:
CCWCID No 03
Attn: Barry Jameson
8200 Douglas Avenue, Suite 300
Dallas, Texas 75225

INTERLOCAL COOPERATION AGREEMENT FOR LAW-ENFORCEMENT SERVICES

THE STATE OF TEXAS: §
§
COUNTY OF COLLIN §

This Interlocal Cooperation Agreement for Law-Enforcement Services (this "**Agreement**") is executed by and between **COLLIN COUNTY** ("**County**"), and the **COLLIN COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 03** ("**CCWCID**"), a Water Control and Improvement District, on the respective dates of execution set forth below, to be effective as of the Effective Date (hereafter defined).

RECITALS:

WHEREAS, the real property known as the Inspiration Community (the "**Inspiration Community**"), described on **Exhibit A** attached hereto (the "**Property**"), lies within the boundaries of the CCWCID;

WHEREAS, CCWCID desires to contract with County for law-enforcement services to be provided by the Collin County Sheriff's Office ("**Sheriff Office**"), to the Property, as specified herein; and

WHEREAS, CCWCID has no regular police department; and

WHEREAS, County is willing to provide services under this Agreement; and

WHEREAS, CCWCID and County desire to use their authority under the Interlocal Cooperation Act of the Texas Government Code, chapter 791; and

NOW THEREFORE, for good and valuable consideration and the mutual covenants and agreements set forth herein, the receipt and sufficiency of which are hereby acknowledged, County and CCWCID hereby agree as follows:

1. **TERM**. This Agreement is effective as of October 1, 2017 (the "**Effective Date**"), and unless otherwise terminated pursuant to the terms of this Agreement, its term will continue for

two (2) years from the Effective Date, expiring on September 30, 2019 (the "**Expiration Date**"). See Gov't Code, § 791.011(i).

2. **COUNTY'S OBLIGATIONS**.

2.1 **Law-Enforcement Services**. County will, through the Sheriff's Office, provide CCWCID with law-enforcement services as described in paragraph 2.5 and **Exhibit B**, in accordance with the Sheriff's Office's policies and procedures and local, state, and federal law. These services will include general preventive patrol, answering calls for police assistance, investigations, traffic control and enforcement, and any other services related to law enforcement and the protection of the citizens of CCWCID. County will not generally enforce CCWCID ordinances or permit requirements.

2.2 **Planning and Supervision**. County will plan, organize, and supervise all tasks and matters which are part of its provision of law-enforcement services and County's performance under this Agreement. County will assign, allocate, direct, supervise, and discipline County personnel.

2.3 **CCWCID Requests**. County will promptly consider all requests from CCWCID received through the Liaison Officer (hereafter defined) or the Sheriff's Office's communications division (Dispatch) for law-enforcement services. County will make every reasonable effort to comply with these requests consistent with: (1) this Agreement, (2) the Sheriff's Office's policies and procedures, and (3) local, state, and federal law. If CCWCID requests the County to provide services for events within the Inspiration Community, then County will use reasonable efforts to accommodate CCWCID' request. "**Liaison Officer**" means: Captain Parrish Cundiff or Commander Glenn Meeks, Collin County Sheriff Office, 4300 Community Avenue, McKinney, Texas 75071 (972)547-5100, pcundiff@co.collin.tx.us and gmeeks@co.collin.tx.us, or such other person identified by the County to be the Liaison Officer, by written notice to CCWCID from time to time during the term of this Agreement.

2.4 **County's Liaison Officer**. CCWCID may confer with County's Liaison Officer and the Commander of Operations in the Sheriff's Office about County's performance under this Agreement. The Commander will oversee County's performance and devote sufficient time and attention to reasonably ensure County's proper performance. The Commander and the chain of command will supervise deputies, officers, and employees who provide County's performance. The Commander and the chain of command will also communicate and coordinate with any

deputies, officers, or employees of other Sheriff's Offices, police departments, or other agencies or entities, who may also provide services, along with County. "**Commander**" means: Commander Glenn Meeks, Collin County Sheriff Office, 4300 Community Avenue, McKinney, Texas 75071 (972) 547-5100, and gmeeks@co.collin.tx.us. Alternatively CCWCID may contact Captain Parrish Cundiff, Collin County Sheriff Office, 4300 Community Avenue, McKinney, Texas 75071 (972) 547-5100, pcundiff@co.collin.tx.us, or such other person identified by the County to be the Commander, by written notice to CCWCID from time to time during the term of this Agreement.

2.5 **Deputies**. County will generally provide services during the times set forth in **Exhibit B**. County will dedicate a deputy to patrol the within the boundaries of CCWCID and take reasonable steps to try to increase the level of law-enforcement services provided to CCWCID and its residents and to reduce response times to calls for service. County will select and structure shifts and work hours to best serve the district first and the CCWCID residents, second, in light of CCWCID requests, the history and pattern of service calls, reports or occurrences of crime, and other law-enforcement or emergency circumstances. During times not specified in **Exhibit B**, County will continue to provide law-enforcement services in the manner and at the level currently provided to other, similarly populated, unincorporated areas in Collin County.

2.6 **Reports of Services**. The Sheriff's Office will provide CCWCID with written reports of all law-enforcement activity within the CCWCID, in form and content that are consistent with the Sheriff's Office's policies and procedures.

2.7 **Patrol Vehicles**.

a. **General Obligation**. County will provide and maintain the Patrol Vehicle to provide services in the Property in which CCWCID is located. A "**Patrol Vehicle**" means the make-ready vehicle together with the installed equipment, including the radio, computer, in-car camera system, technology for internet connectivity, all software and updates, and emergency equipment and decals. County may include radar, in which case it will become part of the Patrol Vehicle. County alone will retain all Patrol Vehicles.

b. **Patrol Vehicle**. County will initially purchase and provide one Patrol Vehicle for the Property.

c. **Replacement Schedule**. County will be responsible for replacement of the Patrol Vehicle whenever County determines the Patrol Vehicle should be replaced in light of County policy, which considers a vehicle's condition, use, value, accident or damage history, repair costs, reasonably available replacement and repair options, and estimated remaining useful life for patrol purposes.

3. **CCWCID'S OBLIGATIONS**.

3.1 **Payments**. CCWCID will pay County the reimbursement amounts as set out in **Exhibit C**.

3.2 **CCWCID Designated Contact**. County will confer with CCWCID's Board of Directors Designated Contact about this Agreement. The CCWCID's initial Designated Contact is Sue Blankenship, 8200 Douglas Avenue, Suite 300, Dallas Texas 75225, (214) 750-1800.

4. **NOTICE AND CONFERENCE; SUSPENSION OF SERVICES**.

4.1 **Notice and Conference**. If a party believes that the other party has not met, or is not meeting, an obligation under this Agreement, the party will contact the other's Liaison Officer or designated contact to discuss the issue. If the aggrieved party does not believe that this informal contact, discussion, and ensuing efforts have resolved the issue, then the party will notify the other's Liaison Officer in writing of the party's belief or complaint with reasonable detail to permit the other party to address the issue. The other party will then have a reasonable time to address the issue and improve its performance. The parties should assess a "reasonable time" under the relevant circumstances and with regard to the nature of the issue.

4.2 **Suspension**. If CCWCID fails to make a payment as required by this Agreement within 30 days of the due date, County may suspend service until payment is received, or County may terminate this Agreement pursuant paragraph 5.3 hereof.

4.3 **Notice of Suspension**. If County decides that it will suspend service to CCWCID for any reason, including for non-payment of any monies under this Agreement, then County will notify CCWCID' Liaison Officer by telephone and in writing of the date service will be suspended. County will use reasonable efforts to provide advance notice of at least thirty (30) calendar days.

5. **TERMINATION**.

5.1 **Notice and Conference**. Before a party terminates this Agreement due to a default or an aggrievement hereunder, the party must follow the Notice and Conference procedures in paragraph 4.1 above.

5.2 **Termination by CCWCID**. Notwithstanding anything herein to the contrary, CCWCID may terminate this Agreement at any time by giving at least 90 days' prior written notice to County.

5.3 **Termination by County**. Notwithstanding anything herein to the contrary, County may terminate this Agreement by giving at least 90 days' prior written notice to CCWCID.

5.4 **Recoveries & Remedies**. County will make a substantial investment in this Agreement, particularly in purchasing the Patrol Vehicle and staffing the deputy position. If CCWCID terminates the Agreement pursuant to paragraph 5.2 hereof, CCWCID must pay to the County an amount equal to any unpaid quarterly payments set forth on **Exhibit C**, regardless of when this Agreement ends or is terminated.

If the Agreement ends before the end of a contract quarter, then CCWCID must pay the prorated amount of reimbursement for deputy compensation for the portion during which County provided services.

At this Agreement's expiration or termination, County will provide all reports which are outstanding under paragraph 2.6 within 15 business days of the expiration or termination.

6. **LIMITATION OF EXTRAORDINARY REMEDIES**.

While the parties are entitled to the benefit of their bargain, the parties are not liable to each other for damages in excess of the benefit of the bargain, whether identified as consequential, incidental, indirect, special, punitive, or exemplary damages or for damages that arise from special circumstances. This provision does not affect either party's rights to remedies set out in this Agreement, including the parties' rights in paragraph 5.4 and County's rights to the reimbursement amounts for Patrol Vehicles and for deputy compensation for all quarterly periods County performed under this Agreement.

7. **LIABILITY**. This Agreement is made for the express purpose of County providing law-enforcement services to CCWCID, which is a governmental function or service within the meaning of sections 791.003(3)(A) and 791.011 of the Government Code.

By entering or performing this Agreement, CCWCID and County waive no sovereign, statutory, or other immunity or limitation of liability. See Gov't Code, § 791.006(c).

8. **NO THIRD-PARTY BENEFICIARIES**. CCWCID and County do not intend to create or confer a benefit on any person or entity, who is not a party to this Agreement. The parties do not intend to create a claim in favor of any person or entity, who is not a party to this Agreement.

To the extent that a party uses insurance or similar coverage or assistance in performing under this Agreement, then "CCWCID" and "County" will be interpreted to include the insurance company or other relevant entity.

9. **OTHER**. Each party represents and warrants that the person or persons signing this Agreement have the requisite authority under section 791.011(d)(1) of the Government Code.

Each party paying for the performance of governmental functions or services must make those payments from current revenues available to the paying party within the meaning of section 791.011(d)(3) of the Government Code or other provision. Texas law will govern this Agreement and the relationship between, and claims and defenses of, the parties. See Gov't Code, § 791.012.

The parties will treat a photocopy of this agreement as an original copy for all purposes.

10. **NOTICES.** A party will send any notice required under this Agreement by the United States Postal Service, Certified Mail, Return Receipt Requested to the following:

If to CCWCID:

Coats, Rose – Attn: Mindy Koehne
14755 Preston Road, Suite 600
Dallas, Texas 75254
sblankenship@huffinescommunities.com

If to Collin County:

Collin County Sheriff's Office
Commander of Operations
4300 Community Blvd.
McKinney, Texas 75071
mlangan@co.collin.tx.us

With a copy to:

Collin County Purchasing Agent
2300 Bloomdale Road, Ste. 3160
McKinney, Texas 75071
shoglund@co.collin.tx.us

11. **Governing Law**. The Agreement shall be governed and interpreted in accordance with the laws of the State of Texas.

12. **Headings**. The headings contained in this Agreement are for reference purposes only and will not in any way affect the meaning or interpretation hereof.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties have executed this Agreement on the respective dates set forth below, to be effective as of the Effective Date, as defined in paragraph 1 of this Agreement.

AGREED TO:

COLLIN COUNTY

By: _____ 11/7/17
Judge Keith Self Date

2300 Bloomdale Road
McKinney, TX 75071

COLLIN COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 03

By: _____ 10-10-17
Name: TOMMY THOMAS Date
Title: PRESIDENT

14755 Preston Road, Suite 600
Dallas, TX 75254

EXHIBIT A

PROPERTY

TRACT 1

BEING A 106.875 ACRE TRACT OF LAND SITUATED IN THE LEROY FARMER SURVEY, ABSTRACT NO. 334, AND THE MARK MORRIS SURVEY, ABSTRACT NO. 561, IN THE TOWN OF ST. PAUL E.T.J., AND THE CITY OF WYLIE E.T.J., COLLIN COUNTY, TEXAS, AND BEING PART OF A 321.159 ACRE TRACT OF LAND, CONVEYED TO PARKER LAKESIDE, LLC., BY DEED RECORDED IN COUNTY CLERKS FILE NO. 20130507000619170, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID 106.875 ACRE TRACT WITH THE BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS96, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS BETWEEN JULIAN DAY 253, 2004 AND JULIAN DAY 259, 2004, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND DENTON CORS ARP (PID-DF8986) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND AT THE SOUTHEAST END OF A CORNER CLIP AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF FARM TO MARKET ROAD NO. 2514, ALSO KNOWN AS PARKER ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, AND THE EAST RIGHT-OF-WAY LINE OF AZTEC TRAIL, A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY, BY USE AND OCCUPATION;

THENCE, NORTH 44 DEGREES 56 MINUTES 54 SECONDS WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 41.22 FEET TO A WOOD MONUMENT FOUND AT THE NORTHWEST END OF SAID CORNER CLIP;

THENCE, NORTH 01 DEGREES 30 MINUTES 56 SECONDS WEST, ALONG THE WEST LINE OF SAID 31.159 ACRE TRACT, AND THE COMMON EAST RIGHT-OF-WAY LINE OF SAID AZTEC TRAIL, A DISTANCE OF 1778.73 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF A 5.000 ACRE SAVE & EXCEPT TRACT OF LAND CONVEYED TO PARKER LAKESIDE, LLC., (NO RECORD DOCUMENT FOUND), ROBERT SIMMONS, (NO RECORD DOCUMENT FOUND), RUSSELL W. COFFEE, JR., BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20091021001291810, PETER CROW, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20091021001291820, AND TOMMY THOMAS, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20091021001291830, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD FOUND BEARS NORTH 01 DEGREE 30 SECONDS 56 MINUTES WEST, A DISTANCE OF 44.15 FEET;

THENCE, OVER AND ACROSS SAID 321.159 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 88 DEGREES 29 MINUTES 04 SECONDS EAST, ALONG THE SOUTH LINE OF SAID 5.000 ACRE SAVE & EXCEPT TRACT, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 01 DEGREES 30 MINUTES 56 SECONDS WEST, ALONG THE EAST LINE OF SAID 5.000 ACRE SAVE & EXCEPT TRACT, A DISTANCE OF 43.53 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 00 DEGREES 09 MINUTES 24 SECONDS WEST, CONTINUING ALONG THE EAST LINE OF SAID 5.000 ACRE SAVE & EXCEPT TRACT, A DISTANCE OF 656.47 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR AN INTERIOR ELL CORNER OF SAID 5.000 ACRE SAVE & EXCEPT TRACT;

NORTH 89 DEGREES 50 MINUTES 36 SECONDS EAST, ALONG A SOUTH LINE OF SAID 5.000 ACRE SAVE & EXCEPT TRACT, A DISTANCE OF 263.27 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR AN EXTERIOR ELL CORNER OF SAID 5.000 ACRE SAVE & EXCEPT TRACT;

NORTH 00 DEGREES 09 MINUTES 24 SECONDS WEST, ALONG AN EAST LINE OF SAID 5.000 ACRE SAVE & EXCEPT TRACT, A DISTANCE OF 111.76 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 79 DEGREES 25 MINUTES 46 SECONDS EAST, DEPARTING SAID 5.000 ACRE SAVE & EXCEPT TRACT, CONTINUING OVER AND ACROSS SAID 321.159 ACRE TRACT, A DISTANCE OF 69.23 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 44 DEGREES 57 MINUTES 45 SECONDS EAST, A DISTANCE OF 144.24 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 73 DEGREES 16 MINUTES 13 SECONDS EAST, A DISTANCE OF 126.42 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 63 DEGREES 28 MINUTES 40 SECONDS EAST, A DISTANCE OF 122.35 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 01 DEGREE 31 MINUTES 02 SECONDS EAST, A DISTANCE OF 38.16 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 88 DEGREES 28 MINUTES 58 SECONDS EAST, A DISTANCE OF 111.94 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 55 DEGREES 54 MINUTES 52 SECONDS EAST, A DISTANCE OF 239.63 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 34 DEGREES 05 MINUTES 08 SECONDS EAST, A DISTANCE OF 1545.20 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 09 DEGREES 01 MINUTE 04 SECONDS EAST, A DISTANCE OF 49.50 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 80 DEGREES 58 MINUTES 56 SECONDS EAST, A DISTANCE OF 144.63 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 53 DEGREES 52 MINUTES 07 SECONDS, A RADIUS OF 957.50 FEET, AND A LONG CHORD THAT BEARS NORTH 54 DEGREES 02 MINUTES 53 SECONDS EAST A DISTANCE OF 867.43 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 900.23 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 62 DEGREES 53 MINUTES 11 SECONDS EAST, A DISTANCE OF 143.51 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 53 DEGREES 58 MINUTES 29 SECONDS EAST, A DISTANCE OF 150.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 49 DEGREES 00 MINUTES 27 SECONDS EAST, A DISTANCE OF 115.49 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 73 DEGREES 22 MINUTES 01 SECOND EAST, A DISTANCE OF 110.55 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 82 DEGREES 33 MINUTES 29 SECONDS EAST, A DISTANCE OF 46.42 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 89 DEGREES 42 MINUTES 18 SECONDS EAST, A DISTANCE OF 500.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER ON THE EAST LINE OF SAID 321.159 ACRE TRACT, AND THE COMMON WEST LINE OF A 19.338 ACRE TRACT OF LAND CONVEYED AS TRACT A TO H.

STEVEN HUFSTETLER, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 93-0088439, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND BEARS NORTH 00 DEGREES 17 MINUTES 42 SECONDS WEST, A DISTANCE OF 177.09 FEET;

THENCE, SOUTH 00 DEGREES 17 MINUTES 42 SECONDS EAST, ALONG THE EAST LINE OF SAID 321.159 ACRE TRACT, AND THE COMMON WEST LINE OF SAID TRACT A, A DISTANCE OF 1132.63 FEET TO A FENCE CORNER POST FOUND FOR AN EXTERIOR ELL CORNER OF SAID 321.159 ACRE TRACT;

THENCE, NORTH 89 DEGREES 30 MINUTES 12 SECONDS WEST, ALONG A SOUTH LINE OF SAID 321.159 ACRE TRACT, A DISTANCE OF 299.40 FEET TO A FENCE CORNER POST FOUND FOR AN INTERIOR ELL CORNER OF SAID 321.159 ACRE TRACT;

THENCE, SOUTH 00 DEGREES 26 MINUTES 33 SECONDS EAST, ALONG AN EAST LINE OF SAID 321.159 ACRE TRACT, A DISTANCE OF 285.89 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR THE SOUTHERN MOST SOUTHEAST CORNER OF SAID 321.159 ACRE TRACT, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF ST. PAUL ROAD, A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY, BY USE AND OCCUPATION;

THENCE, SOUTH 89 DEGREES 41 MINUTES 31 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 321.159 ACRE TRACT, AND THE COMMON NORTH RIGHT-OF-WAY LINE OF SAID ST. PAUL ROAD, A DISTANCE OF 411.91 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR AN EXTERIOR ELL CORNER OF SAID 321.159 ACRE TRACT, AND THE COMMON SOUTHEAST CORNER OF A 43.649 ACRE TRACT OF LAND CONVEYED AS TRACT 5 TO UNION VALLEY RANCH L.P., BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20130402000433810, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 321.159 ACRE TRACT, AND SAID TRACT 5, THE FOLLOWING COURSES AND DISTANCES:

NORTH 34 DEGREES 01 MINUTES 31 SECONDS WEST, A DISTANCE OF 1345.67 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14 DEGREES 26 MINUTES 04 SECONDS, A RADIUS OF 1075.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 76 DEGREES 12 MINUTES 02 SECONDS WEST A DISTANCE OF 270.11 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 270.82 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 83 DEGREES 25 MINUTES 04 SECONDS WEST, A DISTANCE OF 649.70 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR

CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 83 DEGREES 59 MINUTES 57 SECONDS, A RADIUS OF 735.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 41 DEGREES 25 MINUTES 05 SECONDS WEST A DISTANCE OF 983.61 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 1077.55 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 00 DEGREES 34 MINUTES 53 SECONDS EAST, A DISTANCE OF 264.23 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR AN EXTERIOR ELL CORNER OF SAID 321.159 ACRE TRACT, AND THE COMMON SOUTHWEST CORNER OF SAID TRACT 5, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF AFORESAID F.M. 2514;

THENCE, SOUTH 89 DEGREES 08 MINUTES 08 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 321.159 ACRE TRACT, AND THE COMMON NORTH RIGHT-OF-WAY LINE OF SAID F.M. 2514, A DISTANCE OF 640.75 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 106.875 ACRES OF LAND.

TRACT 2

BEING A 43.649 ACRE TRACT OF LAND SITUATED IN THE MARK MORRIS SURVEY, ABSTRACT NO. 561, IN THE TOWN OF ST. PAUL E.T.J., COLLIN COUNTY, TEXAS, AND BEING ALL OF A 43.649 ACRE TRACT OF LAND CONVEYED AS TRACT 5 TO UNION VALLEY RANCH, L.P., BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20130402000433810, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID TRACT WITH THE BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS96, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS BETWEEN JULIAN DAY 253, 2004 AND JULIAN DAY 259, 2004, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND DENTON CORS ARP (PID-DF8986), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" FOUND AT THE SOUTHEAST END OF A CORNER CLIP AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 2514, ALSO KNOWN AS PARKER ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, AND THE EAST RIGHT-OF-WAY LINE OF AZTEC TRAIL, A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY, BY USE AND OCCUPATION, SAID POINT BEING A SOUTHWEST CORNER OF A 321.159 ACRE TRACT OF LAND CONVEYED TO PARKER LAKESIDE, LLC., BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20130507000619170, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 89 DEGREES 08 MINUTES 08 SECONDS EAST, ALONG THE SOUTH LINE OF SAID 321.159 ACRE TRACT, AND THE COMMON NORTH RIGHT-OF-WAY LINE OF SAID F.M. 2514, A DISTANCE OF 640.75 FEET, TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE **POINT OF BEGINNING**,

SAID POINT BEING AN EXTERIOR ELL CORNER OF SAID 321.159 ACRE TRACT, AND THE COMMON SOUTHWEST CORNER OF SAID UNION VALLEY RANCH, L.P. TRACT;

THENCE, ALONG THE COMMON LINES OF SAID 321.159 ACRE TRACT, AND SAID TRACT 5, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00 DEGREES 34 MINUTES 53 SECONDS WEST, A DISTANCE OF 264.23 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 83 DEGREES 59 MINUTES 57 SECONDS, A RADIUS OF 735.00 FEET, AND A LONG CHORD THAT BEARS NORTH 41 DEGREES 25 MINUTES 05 SECONDS EAST A DISTANCE OF 983.61 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 1077.55 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 83 DEGREES 25 MINUTES 04 SECONDS EAST, A DISTANCE OF 649.70 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14 DEGREES 26 MINUTES 04 MINUTES, A RADIUS OF 1075.00 FEET, AND A LONG CHORD THAT BEARS NORTH 76 DEGREES 12 MINUTES 02 SECONDS EAST, A DISTANCE OF 270.11 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 270.82 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 34 DEGREES 01 MINUTE 31 SECONDS EAST, A DISTANCE OF 1345.67 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE SOUTHEAST CORNER OF SAID UNION VALLEY RANCH, L.P. TRACT, AND A COMMON EXTERIOR ELL CORNER OF SAID 321.159 ACRE TRACT, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF ST. PAUL ROAD, A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY, BY USE AND OCCUPATION;

THENCE, ALONG SAID SOUTH LINE OF SAID UNION VALLEY RANCH, L.P., THE FOLLOWING COURSES AND DISTANCES;

SOUTH 89 DEGREES 41 MINUTES 31 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ST. PAUL ROAD, A DISTANCE OF 1378.37 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER;

SOUTH 00 DEGREES 51 MINUTES 52 SECONDS EAST, A DISTANCE OF 4.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER;

SOUTH 89 DEGREES 08 MINUTES 08 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF AFORESAID F.M. 2514, A DISTANCE OF 930.55 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 43.649 ACRES OF LAND.

TRACT 3

BEING AN 88.373 ACRE TRACT OF LAND SITUATED IN THE ORPHA SHELBY SURVEY, ABSTRACT NO. 799, COLLIN COUNTY, TEXAS, AND BEING ALL OF AN 88.373 ACRE TRACT OF LAND, CONVEYED AS TRACT 1 TO UNION VALLEY RANCH, L.P., AS RECORDED IN COUNTY CLERKS FILE NO. 20130402000433810, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAID 88.373 ACRE TRACT WITH THE BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS96, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS BETWEEN JULIAN DAY 253, 2004 AND JULIAN DAY 259, 2004, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND DENTON CORS ARP (PID-DF8986). , BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT 1, SAID POINT BEING IN THE SOUTH LINE OF A 136.060 ACRE TRACT OF LAND CONVEYED TO RCC BROCKDALE PARK ESTATES, LTD., BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20070813001124770, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 89 DEGREES 13 MINUTES 45 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT 1, AND THE COMMON SOUTH LINE OF SAID 136.060 ACRE TRACT, A DISTANCE OF 3007.04 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-26" FOUND FOR THE NORTHEAST CORNER OF SAID TRACT 1, SAID POINT BEING IN THE WEST LINE OF A TRACT OF LAND CONVEYED TO THE UNITED STATES OF AMERICA BY DEED RECORDED IN VOLUME 736, PAGE 833, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE WEST LINES OF SAID UNITED STATES OF AMERICA TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 04 DEGREES 22 MINUTES 22 SECONDS EAST, A DISTANCE OF 756.97 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-25" FOUND FOR CORNER;

NORTH 65 DEGREES 28 MINUTES 27 SECONDS WEST, A DISTANCE OF 833.99 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" FOUND FOR CORNER;

SOUTH 00 DEGREES 26 MINUTES 51 SECONDS WEST, A DISTANCE OF 549.35 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-23" FOUND FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 58 SECONDS WEST, A DISTANCE OF 1077.15 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-22" FOUND FOR CORNER;

SOUTH 50 DEGREES 39 MINUTES 17 SECONDS WEST, A DISTANCE OF 1405.27 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-21" FOUND FOR THE SOUTHEAST CORNER IF SAID TRACT 1, AND A COMMON EXTERIOR ELL CORNER OF A 101.195 ACRE TRACT OF LAND CONVEYED AS TRACT 3 TO UNION VALLEY RANCH, L.P., AS RECORDED IN COUNTY CLERKS FILE NO. 20130402000433810, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 79 DEGREES 41 MINUTES 47 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT 1, AND THE COMMON NORTH LINE OF SAID TRACT 3, A DISTANCE OF 166.84 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID TRACT 1, AND THE COMMON NORTHWEST CORNER OF SAID TRACT 3;

THENCE, NORTH 01 DEGREE 02 MINUTES 04 SECONDS WEST, ALONG THE WEST LINE OF SAID TRACT 1, A DISTANCE OF 2148.49 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 88.373 ACRES OF LAND.

TRACT 4

BEING A 0.474 ACRE TRACT OF LAND SITUATED IN THE MICHAEL MILLIRONS SURVEY, ABSTRACT NO. 564, COLLIN COUNTY, TEXAS, AND BEING ALL OF A 0.474 ACRE TRACT OF LAND, CONVEYED AS TRACT 2 TO UNION VALLEY RANCH, L.P., AS RECORDED IN COUNTY CLERKS FILE NO. 20130402000433810, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAID 0.474 ACRE TRACT WITH THE BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS96, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS BETWEEN JULIAN DAY 253, 2004 AND JULIAN DAY 259, 2004, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND DENTON CORS ARP (PID-DF8986). , BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CORPS OF ENGINEERS MONUMENT STAMPED "4424-27" FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT 2 AND BEING THE A NORTHWESTERLY CORNER OF TRACT OF LAND CONVEYED TO THE UNITED STATES OF AMERICA BY DEED RECORDED IN VOLUME 736, PAGE 833, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 88 DEGREES 17 MINUTES 50 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT 2 AND THE COMMON NORTH LINE OF SAID UNITED STATES OF AMERICA TRACT, A DISTANCE OF 42.47 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-26" FOUND FOR CORNER, SAID POINT BEING A NORTHWEST CORNER OF AN 88.373 ACRE TRACT OF LAND CONVEYED AS TRACT 1 TO UNION VALLEY RANCH, L.P., AS RECORDED IN COUNTY CLERKS FILE NO. 20130402000433810, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

THENCE, SOUTH 89 DEGREES 13 MINUTES 45 SECONDS WEST, A DISTANCE OF 60.10 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID TRACT 2;

THENCE, ALONG THE WEST AND NORTH LINE OF SAID TRACT 2 AND OVER AND ACROSS A 136.060 ACRE TRACT OF LAND CONVEYED TO RCC BROCKDALE PARK ESTATES, LTD., BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20070813001124770, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, THE FOLLOWING COURSES AND DISTANCES:

NORTH 03 DEGREES 42 MINUTES 10 SECONDS WEST, A DISTANCE OF 138.38 FEET TO A POINT FOR CORNER;

NORTH 12 DEGREES 19 MINUTES 08 SECONDS WEST, A DISTANCE OF 63.42 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 13 MINUTES 31 SECONDS EAST, A DISTANCE OF 104.59 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID TRACT 2 AND ON THE EAST LINE OF SAID 136.060 ACRE TRACT;

THENCE, SOUTH 12 DEGREES 19 MINUTES 08 SECONDS EAST, ALONG THE EAST LINE OF SAID TRACT 2 AND THE EAST LINE OF SAID 136.060 ACRE TRACT A DISTANCE OF 50.19 FEET TO POINT FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF AFORESAID UNITED STATES OF AMERICA TRACT;

THENCE, SOUTH 03 DEGREES 42 MINUTES 10 SECONDS EAST, ALONG THE EAST LINE OF SAID TRACT 2 AND THE COMMON WEST LINE OF SAID UNITED STATES OF AMERICA TRACT, A DISTANCE OF 150.67 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 0.474 ACRES LAND.

TRACT 5

BEING A 101.195 ACRE TRACT OF LAND SITUATED IN THE ORPHA SHELBY SURVEY, ABSTRACT NO. 799, AND THE LEROY FARMER SURVEY, ABSTRACT NO. 334, COLLIN COUNTY, TEXAS, AND BEING ALL OF A 101.195 ACRE TRACT OF LAND CONVEYED AS TRACT 3 TO UNION VALLEY RANCH, L.P., BY DEED RECORDED IN COUNTY CLERKS FILE NO. 20130402000433810, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAID 101.195 ACRE TRACT WITH THE BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS96, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS BETWEEN JULIAN DAY 253, 2004 AND JULIAN DAY 259, 2004, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND DENTON CORS ARP (PID-DF8986). , BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR SOUTHEAST CORNER OF SAID TRACT 3, SAID POINT BEING THE NORTHERN MOST NORTHWEST CORNER OF A 41.391 ACRE TRACT OF LAND CONVEYED TO OSVALDO MORALES, JR., AND ELIZABETH MORALES BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20110314000273340, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 01 DEGREES 02 MINUTES 04 SECONDS WEST, ALONG THE WEST LINE OF SAID TRACT 3, A DISTANCE OF 2281.68 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID TRACT 3, AND THE COMMON SOUTHWEST CORNER OF AN 88.373 ACRE TRACT OF LAND CONVEYED AS TRACT 1 TO UNION VALLEY RANCH, L.P., BY DEED RECORDED IN COUNTY CLERKS FILE NO. 20130402000433810, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 79 DEGREES 41 MINUTES 47 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT T, AND THE COMMON SOUTH LINE OF SAID TRACT 1, A DISTANCE OF 166.84 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-21" FOUND FOR CORNER ON THE WEST LINE OF A TRACT OF LAND CONVEYED TO THE UNITED STATES OF AMERICA, BY DEED RECORDED IN VOLUME 736, PAGE 833, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE WEST LINE OF SAID UNITED STATES OF AMERICA TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 08 DEGREES 18 MINUTES 33 SECONDS EAST, A DISTANCE OF 73.65 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-20" FOUND FOR CORNER;

NORTH 88 DEGREES 26 MINUTES 57 SECONDS EAST, A DISTANCE OF 2464.68 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-19" FOUND FOR CORNER;

SOUTH 28 DEGREES 47 MINUTES 08 SECONDS WEST, A DISTANCE OF 2603.00 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-18" FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT 3, SAID POINT BEING ON THE NORTH LINE OF A 321.159 ACRE TRACT OF LAND CONVEYED TO PARKER LAKESIDE, LLC, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20130507000619170, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 77 DEGREES 41 MINUTES 45 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT 3, AND THE COMMON NORTH LINE OF SAID 321.159 ACRE TRACT, A DISTANCE OF 238.32 FEET TO A 1" IRON ROD FOUND FOR THE NORTHEAST CORNER OF AFORESAID MORALES TRACT;

THENCE, SOUTH 89 DEGREES 14 MINUTES 23 SECONDS WEST, ALONG A SOUTH LINE OF SAID TRACT 3, AND THE COMMON NORTH LINE OF SAID MORALES TRACT, A DISTANCE OF 1111.20 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 101.195 ACRES OF LAND.

TRACT 6

BEING A 38.524 ACRE TRACT OF LAND SITUATED IN THE JOSIAH TURNHAM SURVEY, ABSTRACT NO. 919, COLLIN COUNTY, TEXAS, AND BEING ALL OF A 38.524 ACRE TRACT OF LAND, CONVEYED AS TRACT 4 TO UNION VALLEY RANCH, L.P., AS RECORDED IN COUNTY CLERKS FILE NO. 20130402000433810, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAID 38.524 ACRE TRACT WITH THE BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS96,

EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS BETWEEN JULIAN DAY 253, 2004 AND JULIAN DAY 259, 2004, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND DENTON CORS ARP (PID-DF8986). , BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 4, AND THE COMMON NORTHWEST CORNER OF A 19.338 ACRE TRACT OF LAND CONVEYED AS TRACT A TO H. STEVEN HUFSTETLER, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 93-0088439, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 17 MINUTES 42 SECONDS WEST, ALONG THE WEST LINE OF SAID TRACT 4, A DISTANCE OF 773.81 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID TRACT 4, AND A COMMON SOUTH LINE OF A TRACT OF LAND CONVEYED TO THE UNITED STATES OF AMERICA, BY DEED RECORDED IN VOLUME 736, PAGE 833, DEED RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A CORPS OF ENGINEERS MONUMENT STAMPED "4424-7" FOUND BEARS SOUTH 64 DEGREES 41 MINUTES 43 SECONDS WEST, A DISTANCE OF 390.24 FEET;

THENCE, ALONG SAID COMMON LINE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 64 DEGREES 41 MINUTES 43 SECONDS EAST, A DISTANCE OF 415.81 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-6" FOUND FOR CORNER;

SOUTH 33 DEGREES 12 MINUTES 35 SECONDS EAST, A DISTANCE OF 297.17 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-5" FOUND FOR CORNER;

NORTH 83 DEGREES 36 MINUTES 01 SECOND EAST, A DISTANCE OF 255.23 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-4" FOUND FOR CORNER;

NORTH 41 DEGREES 14 MINUTES 52 SECONDS EAST, A DISTANCE OF 367.27 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-3" FOUND FOR CORNER;

NORTH 76 DEGREES 45 MINUTES 34 SECONDS EAST, A DISTANCE OF 1317.38 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-2" FOUND FOR CORNER;

SOUTH 10 DEGREES 01 MINUTE 29 SECONDS WEST, A DISTANCE OF 600.79 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-1" FOUND FOR CORNER;

SOUTH 65 DEGREES 03 MINUTES 22 SECONDS WEST, A DISTANCE OF 1718.75 FEET TO A CORPS OF ENGINEERS MONUMENT FOUND AT THE MOST NORTHERLY NORTHEAST CORNER OF A 19.338 ACRE TRACT OF LAND CONVEYED AS TRACT B TO H. STEVEN HUFSTETLER, BY DEED RECORDED IN COLLIN COUNTY CLERK'S FILE NO. 93-0088439, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 89 DEGREES 21 MINUTES 35 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT 4, AND THE COMMON NORTH LINES OF SAID TRACT B AND AFORESAID

TRACT A, A DISTANCE OF 649.87 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 38.524 ACRES OF LAND.

TRACT 8

BEING A 209.285 ACRE TRACT OF LAND SITUATED IN THE LEROY FARMER SURVEY, ABSTRACT NO. 334, THE MARK MORRIS SURVEY, ABSTRACT NO. 561, THE ORPHA SHELBY SURVEY, ABSTRACT NO. 799, AND THE JOSIAH TURNHAM SURVEY, ABSTRACT NO. 919, IN THE TOWN OF ST. PAUL E.T.J., THE CITY OF WYLIE E.T.J., AND THE CITY OF LUCAS E.T.J., COLLIN COUNTY, TEXAS, AND BEING PART OF A 321.159 ACRE TRACT OF LAND CONVEYED TO PARKER LAKESIDE, LLC., BY DEED RECORDED IN COUNTY CLERKS FILE NO. 20130507000619170, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID 209.285 ACRE TRACT WITH THE BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS96, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS BETWEEN JULIAN DAY 253, 2004 AND JULIAN DAY 259, 2004, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND DENTON CORS ARP (PID-DF8986). , BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 321.159 ACRE TRACT, THE NORTHEAST CORNER OF A 41.391 ACRE TRACT OF LAND DESCRIBED IN A DEED TO OSVALDO MORALES, JR AND ELIZABETH MORALES, AS RECORDED IN COUNTY CLERK'S FILE NO. 20110314000273340, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING ON THE SOUTH LINE OF A 101.195 ACRE TRACT OF LAND CONVEYED AS TRACT 3 TO UNION VALLEY RANCH, L.P., BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20130402000433810, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS, SOUTH 89 DEGREES 14 MINUTES 23 SECONDS WEST, A DISTANCE OF 1111.20 FEET;

THENCE, SOUTH 77 DEGREES 41 MINUTES 45 SECONDS EAST, ALONG THE NORTH LINE OF SAID 321.159 ACRE TRACT, AND THE COMMON SOUTH LINE OF SAID 101.195 ACRE TRACT, A DISTANCE OF 238.32 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-18" FOUND FOR THE SOUTHEAST CORNER OF SAID 101.195 ACRE TRACT, SAID POINT BEING ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO THE UNITED STATES OF AMERICA AS RECORDED IN VOLUME 736, PAGE 833, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 321.159 ACRE TRACT AND SAID UNITED STATES OF AMERICA TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 28 MINUTES 49 SECONDS EAST, A DISTANCE OF 573.44 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" FOUND FOR CORNER;

NORTH 49 DEGREES 05 MINUTES 38 SECONDS EAST, A DISTANCE OF 1752.84 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-16" FOUND FOR CORNER;

NORTH 61 DEGREES 25 MINUTES 18 SECONDS EAST, A DISTANCE OF 1093.35 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-15" FOUND FOR CORNER;

SOUTH 33 DEGREES 36 MINUTES 41 SECONDS EAST, A DISTANCE OF 1419.53 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-14" FOUND FOR CORNER;

SOUTH 65 DEGREES 00 MINUTES 17 SECONDS EAST, A DISTANCE OF 651.14 FEET TO A BROKEN CORPS OF ENGINEERS MONUMENT STAMPED "4424-13" FOUND FOR CORNER;

SOUTH 43 DEGREES 36 MINUTES 57 SECONDS WEST, A DISTANCE OF 470.76 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-12" FOUND FOR CORNER;

NORTH 76 DEGREES 43 MINUTES 10 SECONDS WEST, A DISTANCE OF 1056.25 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-11" FOUND FOR CORNER;

SOUTH 29 DEGREES 18 MINUTES 01 SECOND WEST, A DISTANCE OF 903.25 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-10" FOUND FOR CORNER;

NORTH 78 DEGREES 51 MINUTES 09 SECONDS EAST, A DISTANCE OF 757.78 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-9" FOUND FOR CORNER;

SOUTH 06 DEGREES 19 MINUTES 32 SECONDS WEST, A DISTANCE OF 907.25 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-8" FOUND FOR CORNER;

SOUTH 75 DEGREES 00 MINUTES 06 SECONDS EAST, A DISTANCE OF 63.77 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-7" FOUND FOR CORNER;

NORTH 64 DEGREES 41 MINUTES 43 SECONDS EAST, A DISTANCE OF 390.24 FEET TO A POINT FOR THE NORTHWEST CORNER OF A 38.524 ACRE TRACT OF LAND CONVEYED AS TRACT 4 TO UNION VALLEY RANCH, L.P., BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20130402000433810, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A CORPS OF ENGINEERS MONUMENT STAMPED "4424-6" FOUND BEARS NORTH 64 DEGREES 41 MINUTES 43 SECONDS EAST, A DISTANCE OF 415.81;

THENCE, SOUTH 00 DEGREES 17 MINUTES 42 SECONDS EAST, ALONG THE EAST LINE OF SAID 321.159 ACRE TRACT, AND THE COMMON WEST LINE OF SAID 38.524 ACRE TRACT, PASSING AT A DISTANCE OF 773.81 FEET A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR THE SOUTHWEST CORNER OF SAID 38.524 ACRE TRACT, AND THE COMMON NORTHWEST CORNER OF A 19.338 ACRE TRACT OF LAND CONVEYED AS "TRACT A" TO H. STEVEN HUFSTETLER, AS RECORDED IN COLLIN COUNTY CLERK'S FILE NO. 93-0088439, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, CONTINUING ALONG THE WEST LINE OF SAID TRACT A, FOR A TOTAL DISTANCE OF 950.90 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 321.159 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 42 MINUTES 18 SECONDS WEST, A DISTANCE OF 500.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 82 DEGREES 33 MINUTES 29 SECONDS WEST, A DISTANCE OF 46.42 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 73 DEGREES 22 MINUTES 01 SECOND WEST, A DISTANCE OF 110.55 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 49 DEGREES 00 MINUTES 27 SECONDS WEST, A DISTANCE OF 115.49 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 53 DEGREES 58 MINUTES 29 SECONDS WEST, A DISTANCE OF 150.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 62 DEGREES 53 MINUTES 11 SECONDS WEST, A DISTANCE OF 143.51 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 53 DEGREES 52 MINUTES 07 SECONDS, A RADIUS OF 957.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 54 DEGREES 02 MINUTES 53 SECONDS WEST A DISTANCE OF 867.43 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 900.23 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 80 DEGREES 58 MINUTES 56 SECONDS WEST, A DISTANCE OF 144.63 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 09 DEGREES 01 MINUTE 04 SECONDS WEST, A DISTANCE OF 49.50 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 34 DEGREES 05 MINUTES 08 SECONDS WEST, A DISTANCE OF 1545.20 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 55 DEGREES 54 MINUTES 52 SECONDS WEST, A DISTANCE OF 239.63 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 88 DEGREES 28 MINUTES 58 SECONDS WEST, A DISTANCE OF 111.94 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 01 DEGREE 31 MINUTES 02 SECONDS WEST, A DISTANCE OF 38.16 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 63 DEGREES 28 MINUTES 40 SECONDS WEST, A DISTANCE OF 122.35 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 73 DEGREES 16 MINUTES 13 SECONDS WEST, A DISTANCE OF 126.42 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 44 DEGREES 57 MINUTES 45 SECONDS WEST, A DISTANCE OF 144.24 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 79 DEGREES 25 MINUTES 46 SECONDS WEST, A DISTANCE OF 69.23 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER ON THE EAST LINE OF A 5.000 ACRE TRACT OF LAND CONVEYED TO PARKER LAKESIDE, LLC., (NO RECORD DOCUMENT FOUND), ROBERT SIMMONS, (NO RECORD DOCUMENT FOUND), RUSSELL W. COFFEE, JR., BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20091021001291810, PETER CROW, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20091021001291820, AND TOMMY THOMAS, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20091021001291830, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

NORTH 00 DEGREES 09 MINUTES 24 SECONDS WEST, ALONG THE EAST LINE OF SAID 5.000 ACRE TRACT, A DISTANCE OF 469.82 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE NORTHEAST CORNER OF SAID 5.000 ACRE TRACT;

NORTH 89 DEGREES 28 MINUTES 49 SECONDS WEST, ALONG THE NORTH LINE OF SAID 5.000 ACRE TRACT, A DISTANCE OF 313.30 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE NORTHWEST CORNER OF SAID 5.000 ACRE TRACT, SAID POINT BEING ON THE WEST LINE OF SAID 321.159 ACRE TRACT, AND THE COMMON EAST LINE OF AFORESAID 41.391 ACRE TRACT;

THENCE, NORTH 00 DEGREES 09 MINUTES 24 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 643.74 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 209.285 ACRES OF LAND.

EXHIBIT B

INTERLOCAL COOPERATION AGREEMENT

FOR LAW ENFORCEMENT SERVICES

This EXHIBIT B is incorporated into the Interlocal Cooperation Agreement for Law Enforcement Services between Collin County (County) and Collin County Water Control and Improvement District No. 03 (CCWCID), effective date of October 1, 2017 (the "Agreement"), and has the same force and effect as if originally written into the text of the Agreement.

1. **Hours of Service**. Pursuant to the Agreement, County will dedicate one deputy to provide law-enforcement services to the patrol district in which CCWCID is located. The deputy will generally provide services to this district 40 hours per week, with Overtime and Time Off as discussed below. County will determine the shifts or days and times for the provision of services.

2. **Vacation, Compensation, Personal and Sick Time**. The dedicated deputy may use vacation, compensation ("comp"), personal, and sick time accrued or allowed pursuant to the policies and procedures of the Collin County Sheriff's Office ("**Time Off**"). CCWCID acknowledges and agrees that County will not be required to provide alternate personnel during the deputy's Time Off. County will notify CCWCID of a deputy's scheduled Time Off in advance, when possible.

3. **Overtime**. In the event overtime pay is due to a dedicated deputy because of a request by CCWCID for particular services under this Agreement, County will use reasonable efforts to accommodate CCWCID' request by modifying the deputy's shift time to cover the request. County will be responsible for any overtime pay performed by deputy.

4. **Contract Extension**. The parties will review and evaluate this Exhibit's terms and provision at the end of the Agreement Term. The parties may amend, change or edit these terms as agreed. This Agreement may be extended a maximum of two (2) additional years, at twelve-month intervals, if agreed to by both parties.

EXHIBIT C

INTERLOCAL COOPERATION AGREEMENT

FOR LAW ENFORCEMENT SERVICES

This EXHIBIT C is incorporated into the Interlocal Cooperation Agreement for Law Enforcement Services between Collin County ("**County**") and Collin County Water Control and Improvement District No. 03 ("**CCWCID**") effectively dated October 1, 2017 ("**Agreement**"), and has the same force and effect as if originally written into the text of the Agreement.

Under this Agreement, County will purchase and provide the initial Patrol Vehicle to provide law-enforcement services to the patrol district in which CCWCID is located. Depending on circumstances, County may buy and dedicate a replacement or new Patrol Vehicle in additional to the initial Patrol Vehicle (as defined in paragraph 2.7.a of the Agreement).

CCWCID will reimburse County for one-half of the full cost of the initial Patrol Vehicle and one-half of the annual salary for the dedicated deputy. CCWCID will pay the following reimbursement amounts in eight (8) equal quarterly payments:

Patrol Vehicle	$68,496 / 2 =	$34,248.00 / 8 quarters =	$ 4,281.00 per qtr
Deputy Salary	$76,377 /2 =	$38,188.50 / 4 quarters =	$ 9,547.12 per qtr
		Total =	$13,828.12 per qtr

Each of the eight (8) quarterly payments will be = $13,828.12.

Payment will be due on the last day of the first month of each quarter, commencing on October 31, 2017, pursuant to the following schedule:

Payment Due Date	Payment Amount	Period Covered by Payment
10/31/2017	$13,828.12	10/1/2017 – 12/31/2017
1/31/2018	$13,828.12	1/1/2018 – 3/31/2018
4/30/2018	$13,828.12	4/1/2018 – 6/30/2018
7/31/2018	$13,828.12	7/1/2018 – 9/30/2018
10/31/2018	$13,828.12	10/1/2018 – 12/31/2018
1/31/2019	$13,828.12	1/1/2019 – 3/31/2019
4/30/2019	$13,828.12	4/1/2019 – 6/30/2019
7/31/2019	$13,828.12	7/1/2019 – 9/30/2019

The deputy performing under this Agreement will be paid as a starting deputy at the salary set forth above.